06030708
IDENTIFICATION REFERENCE
99 AUG 31 PM 12:21
RECEIVED
REGISTER'S
DAVIDSON COUNTY, TN

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: wilkins.ivey@home.com

W & I Ref: (gj) Title No: 41184
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Ellen Hegarty 3427 Golf Club Lane Nashville, TN 37215	Bank of America 9000 Southside Bld., Bldg. 700 Jacksonville, FL 32256

TAX MAP-PARCEL NUMBERS: 117-7-F-25

[illegible] CHECK 666.20

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 176,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Richard McHenry and spouse, Peggy B. McHenry,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Ellen Hegarty,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 25 on the site plan of Brighton Court Condominium, a Condominium regime established by "Exhibit I" to the Master Deed, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown of record in Book 6629, page 532 supplemented in Book 6912, page 158 and amended in Book 6912, page 163, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

BEING the same property conveyed to Richard McHenry and wife, Peggy B. McHenry and David Richard McHenry, unmarried as Joint Tenants with right of survivorship by deed from Evans and Company, a Tennessee Corporation of record in Book 8992, page 160, Register's Office for Davidson County, Tennessee. David Richard McHenry has since conveyed all of his interest in subject property to Richard McHenry and wife, Peggy B. McHenry by Quitclaim deed of record in Book 11502, page 421, said Register's Office.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 1999, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 6629, Page 532 as supplemented in Book 6912, page 158, and amended in Book 6912, page 163, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description.: The provisions of the condominium Master Deed of record in Book 6912, page 158, and amended in Book 6912, page 163, Book 6629, page 532, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters;Subject to Storm Water Detention Agreement of record in Book 6436, page 578, said Register's Office. Subject to Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4076, page 518, said Register's Office.

This instrument is executed on behalf of Peggy B. McHenry by Richard McHenry as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference.

This is improved property, known as: 3427 Golf Club Lane, Nashville, TN 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 27th day of August, 1999.

Richard McHenry

Peggy B. McHenry, By: Richard McHenry, Atty-In-Fact

State of Tennessee
County of Davidson

On this 27th day of August, 1999, before me the undersigned authority, personally appeared **Richard McHenry**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

State of Tennessee
County of Davidson

My Commission Expires 7/26/2003

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 176000.00

Affiant

Sworn and subscribed before me on the 27th day of August, 1999.

My Commission Expires: _____

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires 7/26/2003

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Richard McHenry**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Peggy B. McHenry**, as Attorney-in-Fact, as a free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this the 27th day of August, 1999.

Notary Public

My Commission Expires:

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires 7/26/2003

EXHIBIT "A"
To
WARRANTY DEED

FROM: Richard McHenry and Peggy B. McHenry

TO: Ellen Hegarty

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

Richard McHenry, Affiant

Sworn to and subscribed before me this

27th day of August, 1999.

Notary Public

My Commission Expires:

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires 7/26/2003

Wldoc: PAS Exhib WD—9/91

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11642 PAGE 544

CO	- CONVEYANCE	CC	- CERTIFIED COPY	MISC	- MISCELLANEOUS
MO	- MORTGAGE	REL	- RELEASE	CO TX	- STATE TAX CONVEY
WD	- WARRANTY DEED	UCC	- UNIFORM COMMERCIAL CODE	MO TX	- STATE TAX MORT
TD	- TRUST DEED	CFEE	- COMPUTER FEE	PRFEE	- PROBATE FEE

06307O8

INDEXING REFERENCE

99 AUG 31 PM 12:21

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	17600.00
ERR	CO
CAMT	17600.00-
CAMT	
	176000.00
CON TX	651.20
PRFEE	1.00
TDEED	12.00
ERR	CO
TDEED	12.00-
WDEED	12.00
CFEE	2.00
TOTAL	666.20
CHECK	666.20

08/31/99 01 12:21 0001 2981

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1511035